

State of Nevada  
Department of Corrections  
Florence McClure Women's Correctional Center  
Facility Condition Analysis

# FLORENCE McCLURE WOMEN'S CORRECTIONAL CENTER

4370 Smiley Road  
North Las Vegas, Nevada 89115

**Site Number: 9893**  
**STATE OF NEVADA PUBLIC WORKS DIVISION**  
**FACILITY CONDITION ANALYSIS**



Report Printed in February 2012

State of Nevada  
Department of Corrections  
Florence McClure Women's Correctional Center  
Facility Condition Analysis

The Facility Condition Analysis Program was created under the authority found in NRS 341.201. The State Public Works Division develops this report using cost estimates based on contractor pricing which includes materials, labor, location factors and profit and overhead. The costs of project design, management, special testing and inspections, inflation and permitting fees are not included. Cost estimates are derived from the R.S. Means Cost Estimating Guide and from comparable construction costs of projects completed by SPWD project managers.

The deficiencies outlined in this report were noted from a visual survey. This report does not address routine maintenance needs. Recommended projects do not include telecommunications, furniture, window treatments, space change, program issues, or costs that could not be identified or determined from the survey and available building information. If there are buildings without projects listed, this indicates that only routine maintenance needs were found. This report considers probable facility needs for a 10 year planning cycle.

**This report is not a guarantee of funding and should not be used for budgeting purposes. This report is a planning level document for agencies and State Public Works Division to assess the needs of the Building and/or Site and to help support future requests for ADA upgrades / renovations, Capital Improvement Projects and maintenance. The final scope and estimate of any budget request should be developed by a qualified individual. Actual project costs will vary from those proposed in this report when the final scope and budget are developed.**

**Establishing a Facility Condition Needs Index (FCNI) for each building**

The FCA reports identify maintenance items and establish construction cost estimates. These costs are summarized at the end of the report and noted as construction costs per square foot. A FCNI is commonly used by facility managers to make a judgment whether to recommend whole replacement of facilities, rather than expending resources on major repairs and improvements. The FCNI is a ratio between the proposed facility upgrade costs and facility replacement costs (FRC). Those buildings with indices greater than .50 or 50% are recommended to be considered for complete replacement.

**Class Definitions**

**PRIORITY CLASS 1 - Currently Critical (Immediate to Two Years)**

Projects in this category require immediate action to return a facility to normal operation, stop accelerated deterioration, correct a fire/life safety hazard, or correct an ADA requirement.

**PRIORITY CLASS 2 - Necessary - Not Yet Critical (Two to Four Years)**

Projects in this category include conditions requiring appropriate attention to preclude predictable deterioration or potential downtime and the associated damage or higher costs if deferred further.

**PRIORITY CLASS 3 - (Four to Ten Years)**

Projects in this category include items that represent a sensible improvement to existing conditions. These items are not required for the most basic function of a facility; however, Priority 3 projects will either improve overall usability and/or reduce long-term maintenance.

Site number: 9893

# Facility Condition Needs Index Report

Index #	Building Name	Sq. Feet	Yr. Built	Survey Date	Cost to Repair: P1	Cost to Repair: P2	Cost to Repair: P3	Total Cost to Repair	Cost to Replace	FCNI
2512	FMWCC ARMORY	320	1997	11/2/2011	\$800	\$3,200	\$3,500	\$7,500	\$48,000	16%
	4370 Smiley Road									
3108	SHADE RAMADA 2	240	2010	11/2/2011	\$0	\$0	\$300	\$300	\$2,400	13%
	4370 Smiley Road									
2457	ADMINISTRATION / HOUSING UNITS	199212	1997	11/2/2011	\$612,348	\$2,408,044	\$3,992,120	\$7,012,512	\$59,763,600	12%
	4370 Smiley Road									
3107	SALLY PORT GUARD STATION	128	2008	11/2/2011	\$0	\$0	\$1,280	\$1,280	\$12,800	10%
	4370 Smiley Road									
2514	FMWCC GREENHOUSE	360	1997	11/2/2011	\$0	\$720	\$0	\$720	\$16,200	4%
	4370 Smiley Road									
2513	SHADE RAMADA 1	484	2004	11/2/2011	\$0	\$500	\$0	\$500	\$19,360	3%
	4370 Smiley Road									
2786	FMWCC DORM HOUSING UNIT #9	23780	2008	11/2/2011	\$0	\$0	\$166,460	\$166,460	\$7,425,500	2%
	4370 Smiley Road									
9893	FMWCC SITE		1997	11/2/2011	\$0	\$25,000	\$67,500	\$92,500		0%
	4370 Smiley Road									
<b>Report Totals.....:</b>		<b>224,524</b>			<b>\$613,148</b>	<b>\$2,437,464</b>	<b>\$4,231,160</b>	<b>\$7,281,772</b>	<b>\$67,287,860</b>	<b>11%</b>

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<b>Building Name</b>	<b>Index #</b>
<b>FMWCC SITE</b>	<b>9893</b>
<b>SHADE RAMADA 2</b>	<b>3108</b>
<b>SALLY PORT GUARD STATION</b>	<b>3107</b>
<b>FMWCC DORM HOUSING UNIT #9</b>	<b>2786</b>
<b>FMWCC GREENHOUSE</b>	<b>2514</b>
<b>SHADE RAMADA 1</b>	<b>2513</b>
<b>FMWCC ARMORY</b>	<b>2512</b>
<b>ADMINISTRATION / HOUSING UNITS</b>	<b>2457</b>

**FMWCC SITE****SPWD Facility Condition Analysis - 9893****Survey Date: 11/2/2011****FMWCC SITE  
BUILDING REPORT**

The Florence McClure Women's Correctional Center sits on approximately 43 acres in North Las Vegas. This facility was originally contracted out to Corrections Corporation of America to design, build, and run the facility. The State of Nevada took possession of this facility in October 2003. There are 7 structures on the site including the main prison building, a dormitory housing unit, 2 shade structures, a greenhouse, an armory and sally port building. The site is fully fenced and there is a large paved parking area with ADA accessible parking spaces, a concrete yard area inside of the facility, a playground located adjacent to the visitation area, and a shipping receiving area. The site has city water and sewer services, natural gas and electrical service.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$25,000****Necessary - Not Yet Critical****Two to Four Years****SEWAGE GRINDER INSTALLATION****Project Index #: 9893PLM1****Construction Cost \$25,000**

The main sewage line exiting the facility is connected to the city sewer system. There is a lift station before the connection to the city line, but no sewage grinder. This has caused blockages and clogging of the lift station and piping requiring costly maintenance and repairs. It is recommended to install a sewage grinder on the main line before it reaches the lift station to remedy this problem. This project would provide for the purchase and installation of a sewage grinder on the existing sewer line.

**PRIORITY CLASS 3 PROJECTS****Total Construction Cost for Priority 3 Projects: \$67,500****Long-Term Needs****Four to Ten Years****SLURRY SEAL ASPHALT PAVING****Project Index #: 9893SIT4****Construction Cost \$67,500**

It is important to maintain the asphalt concrete paving on the site. This project would provide for minor crack filling and slurry sealing of the paving site wide including access roads, parking areas and the maintenance yard. Striping is included in this estimate. This project should be scheduled on a 5 year cyclical basis to maintain the integrity of the paving and prevent premature failure. 90,000 square feet of asphalt area was used to generate this estimate.

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$0</b>
<b>Priority Class 2:</b>	<b>\$25,000</b>
<b>Priority Class 3:</b>	<b>\$67,500</b>
<b>Grand Total:</b>	<b>\$92,500</b>

**SHADE RAMADA 2**

SPWD Facility Condition Analysis - 3108

Survey Date: 11/2/2011

**SHADE RAMADA 2****BUILDING REPORT**

The Shade Ramada is a prefabricated steel shelter designed to provide shade for correctional officers out in the inmate yard area. The structure is new (2010) and in excellent condition.

**PRIORITY CLASS 3 PROJECTS****Total Construction Cost for Priority 3 Projects: \$300****Long-Term Needs****Four to Ten Years****Project Index #: 3108EXT1****EXTERIOR FINISHES****Construction Cost \$300**

It is important to maintain the finish, weather resistance and appearance of the structure. This project would provide for painting of the structure and it is recommended that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**BUILDING INFORMATION:**

Gross Area (square feet): 240  
 Year Constructed: 2010  
 Exterior Finish 1: 100 % Steel Post / Open  
 Exterior Finish 2: 0 %  
 Number of Levels (Floors): 1 Basement? No  
 IBC Occupancy Type 1: 100 % U  
 IBC Occupancy Type 2: 0 %  
 Construction Type: Steel Shade Structure  
 IBC Construction Type: V-B  
 Percent Fire Suppressed: 0 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$1.25
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$2,000
Priority Class 3:	\$300	Facility Replacement Cost per Square Foot:	\$10
Grand Total:	\$300	FCNI:	15%

**SALLY PORT GUARD STATION**

SPWD Facility Condition Analysis - 3107

Survey Date: 11/2/2011

## **SALLY PORT GUARD STATION BUILDING REPORT**

The Sally Port Guard Station is a prefabricated steel structure located adjacent to the sally port. It is primarily a guard shack and has a small office space and a unisex restroom. The new structure is in excellent condition.

**PRIORITY CLASS 3 PROJECTS****Total Construction Cost for Priority 3 Projects: \$1,280****Long-Term Needs****Four to Ten Years****EXTERIOR FINISHES****Project Index #: 3107EXT1****Construction Cost \$640**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is painting the metal siding and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 5-7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**INTERIOR FINISHES****Project Index #: 3107INT1****Construction Cost \$640**

The interior finishes are in fair condition. It is recommended that the interior walls and ceiling be painted at least once in the next 5-6 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped.

**BUILDING INFORMATION:**

**Gross Area (square feet): 128**  
**Year Constructed: 2008**  
**Exterior Finish 1: 100 % Painted Steel**  
**Exterior Finish 2: 0 %**  
**Number of Levels (Floors): 1      Basement? No**  
**IBC Occupancy Type 1: 100 % B**  
**IBC Occupancy Type 2: 0 %**  
**Construction Type: Prefabricated Steel Building**  
**IBC Construction Type: V-B**  
**Percent Fire Supressed: 0 %**

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$0</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$10.00</b>
<b>Priority Class 2:</b>	<b>\$0</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$13,000</b>
<b>Priority Class 3:</b>	<b>\$1,280</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$100</b>
<b>Grand Total:</b>	<b>\$1,280</b>	<b>FCNI:</b>	<b>10%</b>



**FMWCC DORM HOUSING UNIT #9**

SPWD Facility Condition Analysis - 2786

Survey Date: 11/2/2011

**FMWCC DORM HOUSING UNIT #9****BUILDING REPORT**

The Dorm Housing Unit is a concrete masonry unit and steel framed structure with a metal roofing system on a concrete foundation. The building is divided into two housing sections each with restrooms and showers. It has exterior ground mounted HVAC packaged units and has a fire protection system including alarms and sprinklers. The facility is in good condition.

**PRIORITY CLASS 3 PROJECTS****Total Construction Cost for Priority 3 Projects: \$166,460****Long-Term Needs****Four to Ten Years****Project Index #: 2786EXT1****Construction Cost \$118,900****EXTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost are cleaning and sealing the concrete masonry units, painting of the doors, window frames and other painted metal surfaces and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed, painted and caulked in the next 3-4 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**Project Index #: 2786INT1****Construction Cost \$47,560****INTERIOR FINISHES**

The interior finishes are in fair condition. It is recommended that the interior CMU and gypsum board walls be sealed and painted at least once in the next 4-5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

**BUILDING INFORMATION:****Gross Area (square feet): 23,780****Year Constructed: 2008****Exterior Finish 1: 100 % Concrete Masonry U****Exterior Finish 2: 0 %****Number of Levels (Floors): 1 Basement? No****IBC Occupancy Type 1: 100 % I-3****IBC Occupancy Type 2: 0 %****Construction Type: Concrete Masonry Units & Steel****IBC Construction Type: II-A****Percent Fire Suppressed: 100 %****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$0</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$7.00</b>
<b>Priority Class 2:</b>	<b>\$0</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$7,426,000</b>
<b>Priority Class 3:</b>	<b>\$166,460</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$312</b>
<b>Grand Total:</b>	<b>\$166,460</b>	<b>FCNI:</b>	<b>2%</b>

**FMWCC GREENHOUSE**

SPWD Facility Condition Analysis - 2514

Survey Date: 11/2/2011

**FMWCC GREENHOUSE****BUILDING REPORT**

The Greenhouse building is a prefabricated aluminum framed structure with translucent panels. It is located along the north side of the Gymnasium wing of the main facility. It has a sloped roof and is attached to the tilt-up concrete wall. The only access is from the yard along the northwest side of the main building.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$720****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 2514EXT1****EXTERIOR FINISHES****Construction Cost \$720**

It is important to maintain the finish, weather resistance and appearance of the structure. This project recommends work to protect the exterior building envelope including repairs to the exterior polycarbonate panels and caulking around the panels, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 3-4 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure.

**BUILDING INFORMATION:**

**Gross Area (square feet): 360**  
**Year Constructed: 1997**  
**Exterior Finish 1: 100 % Translucent Panels**  
**Exterior Finish 2: %**  
**Number of Levels (Floors): 1 Basement? No**  
**IBC Occupancy Type 1: 100 % U**  
**IBC Occupancy Type 2: 0 %**  
**Construction Type: Aluminum Framing**  
**IBC Construction Type: V-B**  
**Percent Fire Suppressed: 0 %**

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$0</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$2.00</b>
<b>Priority Class 2:</b>	<b>\$720</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$16,000</b>
<b>Priority Class 3:</b>	<b>\$0</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$45</b>
<b>Grand Total:</b>	<b>\$720</b>	<b>FCNI:</b>	<b>5%</b>

**SHADE RAMADA 1**

SPWD Facility Condition Analysis - 2513

Survey Date: 11/2/2011

**SHADE RAMADA 1****BUILDING REPORT**

The Shade Ramada 1 is a steel post and beam structure with steel decking for the roof. It is located in the yard and provides shade for the inmates. The structure is in good condition.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$500****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 2513EXT1****EXTERIOR FINISHES****Construction Cost \$500**

It is important to maintain the finish, weather resistance and appearance of the structure. This project would provide for painting of the structure and it is recommended that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**BUILDING INFORMATION:****Gross Area (square feet): 484****Year Constructed: 2004****Exterior Finish 1: 100 % Steel Post/Beam****Exterior Finish 2: 0 %****Number of Levels (Floors): 1 Basement? No****IBC Occupancy Type 1: 100 % U****IBC Occupancy Type 2: 0 %****Construction Type: Steel Post & Beam****IBC Construction Type: II-B****Percent Fire Suppressed: 0 %****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$0</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$1.03</b>
<b>Priority Class 2:</b>	<b>\$500</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$19,000</b>
<b>Priority Class 3:</b>	<b>\$0</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$40</b>
<b>Grand Total:</b>	<b>\$500</b>	<b>FCNI:</b>	<b>3%</b>

**FMWCC ARMORY**

SPWD Facility Condition Analysis - 2512

Survey Date: 11/2/2011

**FMWCC ARMORY  
BUILDING REPORT**

The Armory is a reinforced tilt-up concrete structure with an EPDM roofing system on a concrete foundation. It is located adjacent to the sally port and is in good condition.

**PRIORITY CLASS 1 PROJECTS** **Total Construction Cost for Priority 1 Projects: \$800**  
**Currently Critical** **Immediate to Two Years**

**EXIT SIGN AND EGRESS LIGHTING INSTALLATION** **Project Index #: 2512SFT1**  
**Construction Cost \$800**

The building does not have an exit sign or emergency lighting. This project would provide for the purchase and installation of a self-illuminated or LED style exit sign with battery-backed internal systems as well as emergency egress lighting to provide illumination along the egress route. IBC - 2006 Chapter 10 was referenced for this project.

**PRIORITY CLASS 2 PROJECTS** **Total Construction Cost for Priority 2 Projects: \$3,200**  
**Necessary - Not Yet Critical** **Two to Four Years**

**EXTERIOR FINISHES** **Project Index #: 2512EXT1**  
**Construction Cost \$1,600**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is painting the concrete walls and caulking of the flashing, fixtures and all other penetrations. It is recommended that the building be painted and caulked in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**INTERIOR FINISHES** **Project Index #: 2512INT1**  
**Construction Cost \$1,600**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped.

**PRIORITY CLASS 3 PROJECTS** **Total Construction Cost for Priority 3 Projects: \$3,500**  
**Long-Term Needs** **Four to Ten Years**

**HVAC EQUIPMENT REPLACEMENT** **Project Index #: 2512HVA1**  
**Construction Cost \$3,500**

The packaged roof top unit was installed in 1997. It is not energy efficient and has reached the end of its expected and useful life. This project would provide for installation of a new packaged unit and cleaning of the existing duct work and grilles. This project includes removal and disposal of the existing HVAC unit and all required connections to utilities.

**BUILDING INFORMATION:**

Gross Area (square feet): 320  
Year Constructed: 1997  
Exterior Finish 1: 100 % Tilt-up Concrete/Pain  
Exterior Finish 2: 0 %  
Number of Levels (Floors): 1 Basement? No  
IBC Occupancy Type 1: 100 % I-3  
IBC Occupancy Type 2: 0 %  
Construction Type: Tilt-Up Concrete & Steel  
IBC Construction Type: I-A  
Percent Fire Supressed: 0 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$800	Project Construction Cost per Square Foot:	\$23.44
Priority Class 2:	\$3,200	Total Facility Replacement Construction Cost:	\$48,000
Priority Class 3:	\$3,500	Facility Replacement Cost per Square Foot:	\$150
Grand Total:	\$7,500	FCNI:	16%

## ADMINISTRATION / HOUSING UNITS

SPWD Facility Condition Analysis - 2457

Survey Date: 11/2/2011

## ADMINISTRATION / HOUSING UNITS

## BUILDING REPORT

The FMWCC buildings and site is located in North Las Vegas. The main building incorporates all of the necessary ancillary services for the inmates, staff and visitors. These include but are not limited to an Administration area, Staff Break Room, Medical and Dental Services, Visitation including a children's play area, Recreation/Gymnasium, Culinary/Dining Rooms, Laundry, Warehouse, Maintenance, Classrooms, Canteen, Inmate Intake area, and Inmate Housing.

This facility was originally contracted out to Corrections Corporation of America to design, build, and run the facility. The State of Nevada took possession of this facility in October 2003. The facility has fire sprinklers and an alarm system and the HVAC system is a combination of roof mounted package units, evaporative cooling and chilled air primarily fed with a closed loop hot and cold water piping system from the central plant inside of the building.

## PRIORITY CLASS 1 PROJECTS

Total Construction Cost for Priority 1 Projects: \$612,348

## Currently Critical

## Immediate to Two Years

## ADA SIGNAGE

Project Index #: 2457ADA1

Construction Cost \$3,500

Americans with Disabilities Act (ADA) regulations pertaining to building access has established building signage criteria for permanent spaces in buildings. The criteria includes: sign mounting heights and locations; character heights and proportions; raised and Braille characters/pictograms; and sign contrast and finish. The signage in this facility does not comply with this criteria. It is recommended that applicable signage be installed where required. NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and the most current version of the Americans with Disabilities Act Accessibility Guidelines (ADAAG) were used as a reference for this project.

## CULINARY MAKE-UP AIR REPLACEMENT

Project Index #: 2457HVA7

Construction Cost \$40,000

There are two roof mounted make-up air units for the culinary equipment that are reaching the end of their useful life and should be scheduled for replacement.

This project would provide for the installation of two new roof mounted make-up air units including variable frequency drive fan motors for energy efficiency.

Removal and disposal of the old equipment and connections to existing utility and ductwork is included in this estimate.

## FIRE ALARM SYSTEM UPGRADE

Project Index #: 2457SFT2

Construction Cost \$568,848

This building, excluding the recent addition, is equipped with an automatic fire detection and alarm system that no longer complies with current requirements. At the time of the survey, the main fire alarm panel had a "trouble" status and staff indicated that they could not remedy the problem. It is recommended that the system be upgraded to current requirements to ensure the safety of the occupants. Also, according to NAC 477.917 "If the value of individual or cumulative additions, alterations and repairs to a building or structure in any 12-month period exceeds 50 percent of the value of the building or structure at the commencement of the 12-month period, the building or structure must conform to the requirements for a new building or structure". When completed, the new system will provide visual, as well as audible notification, in accordance with the 2006 IBC Chapter 9, Section 907 and the State Fire Marshal's requirements. This project or a portion thereof was previously recommended in the FCA report dated 05/05/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/02/2011.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$2,408,044****Necessary - Not Yet Critical****Two to Four Years****AIR CONDITIONER INSTALLATION****Project Index #: 2457HVA5****Construction Cost \$2,500**

The main electrical room is not sufficiently cooled by the existing HVAC system. If the room is too warm, the electrical equipment will prematurely age and may fail due to overheating. It is recommended to install an air conditioning system in the room to ensure that the temperature is properly regulated. This project would provide for the purchase and installation of an air conditioner including all required connections to existing utilities.

**CARPET REPLACEMENT****Project Index #: 2457INT2****Construction Cost \$14,000**

The carpet in the Administration/ Office wing is showing signs of extreme wear. It is recommended that the carpet be replaced with heavy duty commercial grade carpet in the next 2-3 years.

This project or a portion thereof was previously recommended in the FCA report dated 05/05/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/02/2011.

**DRYER EXHAUST DUCT UPGRADE****Project Index #: 2457PLM3****Construction Cost \$4,000**

Each of the four clothes dryers are vented with one 90 degree elbow and goes vertically 25' through the roof and protrudes above the ceiling by another 2 feet. The IMC 504.6.1 states the maximum length of a clothes dryer exhaust duct shall not exceed 25 ft from the dryer location to the outlet terminal. The maximum length of duct shall be reduced 2 ½ feet for each 45-degree bend and 5 feet for each 90-degree bend. This project recommends the installation of a booster fan installed on each of the four exhaust ducts per manufacture's specifications to insure proper exhaust is obtained.

This project or a portion thereof was previously recommended in the FCA report dated 05/05/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/02/2011.

**REPLACE FREEZER COMPRESSORS****Project Index #: 2457HVA4****Construction Cost \$10,000**

There are two low velocity unit compressors servicing the culinary freezer. They are original to the building dating back to 1997. Replacement parts for performing routine and emergency maintenance are hard to find for this old equipment. This project would provide for the removal and disposal of the existing compressors with new equipment including all required connections to utilities and equipment. The estimate is based on two 13,400 BTUH low velocity unit compressors.

**ROOF REPLACEMENT****Project Index #: 2457EXT4****Construction Cost \$1,706,544**

The roof on the 1997 portion of the building was in fair to poor condition at the time of the survey. The built-up ballasted roof system is 15 years old and numerous leaks have occurred recently. It is recommended that this older ballasted roof be replaced with a single-ply membrane system in the next 2-3 years. The new membrane will have a 20 year warranty with a preventative maintenance agreement to ensure that any future leaks will be repaired by the manufacturer.

**SECURITY EQUIPMENT UPGRADES****Project Index #: 2457SEC2****Construction Cost \$250,000**

This building is equipped with a security system including monitoring equipment, door controls, video surveillance and communications. The new touch screen controls in the original building were installed in 2010. They were connected to the existing 1980's CCTV and Intercom electronics racks. This has caused problems with security because the new technology does not function properly with the old technology. Also, the new touch screen controls installed in 2010 have different functionality than the touch screen controls installed in the addition in 2008. This causes confusion with the operators who move from one system to the other on a day to day basis. This project would provide for the purchase and installation of CCTV and Intercom equipment to replace the original 1980's racks and upgrading the 2008 touch screen software to match the newer 2010 controls. Removal and disposal of the existing equipment and all required connections to existing utilities are included in this project.

## **SEISMIC GAS SHUT-OFF VALVE INSTALLATION**

**Project Index #: 2457SFT1**  
**Construction Cost \$4,000**

This project would provide for the installation of a seismic gas shut-off valve on the main gas service piping just prior to entering the building. This estimate is based on the manufacturer Pacific Seismic Products or approved equal, equipped with the optional Model MS remote monitoring switch (to be interfaced with the direct digital control system and/or with an audible alarm). The gas piping immediately adjacent to the seismic gas valve shall be secured to the building utilizing unistrut channel bracing.

This project or a portion thereof was previously recommended in the FCA report dated 05/05/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/02/2011.

## **SERVING TRAY REPLACEMENT**

**Project Index #: 2457CUL1**  
**Construction Cost \$25,000**

The hot and cold serving trays in the culinary are original to the building and are no longer operating. Considering the age of the equipment and the evolving needs of the facility it is recommended to replace them. This project provides for removal and disposal of the 6-well steam table and the 6-well cold table with new equipment.

## **SHOWER REPLACEMENT**

**Project Index #: 2457INT6**  
**Construction Cost \$170,000**

The shower ceilings, walls, floors and fixtures in Housing Units A & B are in poor condition and should be scheduled for replacement. The gypsum board ceiling has been removed and the ceramic tile walls and painted concrete flooring are damaged and failing. The exposed pipes at the ceiling are rusting and should not be exposed to the wet environment and is also a safety concern for inmates. This project would provide for removing the walls, ceilings, flooring and fixtures and replacing them with a uniform ceramic tile finish or stainless steel units. Removal and disposal of the existing materials is included in the estimate.

## **TRANSFORMER REPLACEMENT**

**Project Index #: 2457ELE1**  
**Construction Cost \$50,000**

There is an electrical transformer located inside the main electrical room. The transformer is original to the building dating to 1997 and creates excessive heat. This project recommends replacing the transformer with a new 225 kVA three phase power transformer.

## **WASHER / EXTRACTORS & DRYER REPLACEMENT**

**Project Index #: 2457PLM4**  
**Construction Cost \$76,000**

Two of the four commercial washer / extractors and tumbler dryers in the laundry are original to the building and are troublesome and problematic to operate. Considering the age of the machines and the evolving needs of the facility, it is recommended to replace them. This project provides for removal and disposal of the existing washer / extractors and tumbler dryers with new units. A total of 2 washers and 2 dryers was used for this estimate.

## **WATER SHUT OFF VALVES**

**Project Index #: 2457PLM1**  
**Construction Cost \$6,000**

The original building has a 2" domestic water line that circles the interior of the building. There is no way to shut off the water supply to the individual wings without shutting off water service to the whole building. This project will provide four 2" brass gate valves to be installed in 4 strategic locations recommended by facility staff.

This project or a portion thereof was previously recommended in the FCA report dated 05/05/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/02/2011.

## **WATER TREATMENT SYSTEM REPLACEMENT**

**Project Index #: 2457PLM5**  
**Construction Cost \$90,000**

The existing water softening/ treatment systems in the building are currently not operational. They are original to the building and approaching the end of their lifecycles. Failure of the equipment causes wear and tear on the domestic water supply lines, plumbing fixtures and HVAC equipment. This project would provide for the replacement of the existing water softeners/ treatment systems with new equipment. This project would also provide for a chemical treatment program including an updated chemicals control system, service and employee training provided by a qualified water treatment vendor. The annual maintenance fee charged by the water treatment vendor would be determined after an investigation of the water system is complete. These annual costs are not included in this project cost. For budgeting purposes, a \$12,000 fee is suggested.



**PRIORITY CLASS 3 PROJECTS****Total Construction Cost for Priority 3 Projects: \$3,992,120****Long-Term Needs****Four to Ten Years****EXTERIOR FINISHES****Project Index #: 2457EXT3****Construction Cost \$996,060**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is painting the concrete walls and caulking of the control joints, windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted and caulked in the next 5-7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**HVAC REPLACEMENT****Project Index #: 2457HVA6****Construction Cost \$2,000,000**

The existing HVAC system in the original 1997 portion of the building consists of (6) 1,281 MBH output Lochinvar hot water boilers and approximately 38 roof top evaporative coolers and packaged units. They are not energy efficient and have reached the end of their expected and useful life. This equipment is original to the building and should be scheduled for replacement. This project would provide for replacing the boilers, the boiler controls, mixing valves, evaporative coolers and packaged units with new equipment and includes removal and disposal of the existing HVAC units and all required connections to utilities.

**INTERIOR FINISHES****Project Index #: 2457INT5****Construction Cost \$996,060**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 4-5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

**BUILDING INFORMATION:****Gross Area (square feet): 199,212****Year Constructed: 1997****Exterior Finish 1: 95 % Tilt-up Concrete/Pain****Exterior Finish 2: 5 % Glazing****Number of Levels (Floors): 2 Basement? No****IBC Occupancy Type 1: 100 % I-3****IBC Occupancy Type 2: 0 %****Construction Type: Tilt-Up Concrete & Steel****IBC Construction Type: I-A****Percent Fire Suppressed: 100 %****PROJECT CONSTRUCTION COST TOTALS SUMMARY:****Priority Class 1: \$612,348****Project Construction Cost per Square Foot: \$35.20****Priority Class 2: \$2,408,044****Total Facility Replacement Construction Cost: \$59,764,000****Priority Class 3: \$3,992,120****Facility Replacement Cost per Square Foot: \$300****Grand Total: \$7,012,512****FCNI: 12%**

**NOTES:**

The deficiencies outlined in this report were noted from a visual survey. The costs do not represent the cost of a complete facility renovation or maintenance needs. Recommended projects do not include telecommunications, furniture, window treatment, space change, program issues, relocation, swing space, or costs that could not be identified or determined from the survey and available building information.

Individual projects and costs noted herein may be impacted by new construction materials or methods, agency projects, and pending or proposed Capital Improvement Projects (CIP).

This report was created under the authority found in NRS 341.201 by the State Public Works Division and should be utilized as a planning level document.

**REPORT DEVELOPMENT:**

State Public Works Division

515 E. Musser Street, Suite 102

(775) 684-4141 voice

Facilities Condition Analysis

Carson City, Nevada 89701-4263

(775) 684-4142 facsimile



Florence McClure Women's Correctional Center Site - Site #9893  
Description: View of the sally port / delivery area.



Florence McClure Women's Correctional Center Site - Site #9893  
Description: View of the parking and main entrance.



Shade Ramada 2 - Building #3108  
Description: Exterior of the structure.



Sally Port Guard Station - Building #3107  
Description: Exterior of the building.





FMWCC Dorm Housing Unit #9 - Building #2786  
Description: Exterior of the housing unit.



FMWCC Dorm Housing Unit #9 - Building #2786  
Description: ADA shower unit.



FMWCC Dorm Housing Unit #9 - Building #2786  
Description: Typical plumbing chase.



FMWCC Greenhouse - Building #2514  
Description: Exterior of the structure.





FMWCC Armory - Building #2512  
Description: Armory in foreground.



Administration / Housing Units - Building #2457  
Description: Exterior & main entrance to building.



Administration / Housing Units - Building #2457  
Description: Typical interior corridor.



Administration / Housing Units - Building #2457  
Description: Typical showers in need of repairs.





Administration / Housing Units - Building #2457

Description: Ceiling at showers in need of repair.



Administration / Housing Units - Building #2457

Description: View of ballast roof in need of replacement.



Administration / Housing Units - Building #2457  
Description: Boilers in Mechanical Room.



Administration / Housing Units - Building #2457  
Description: Typical interior housing unit.